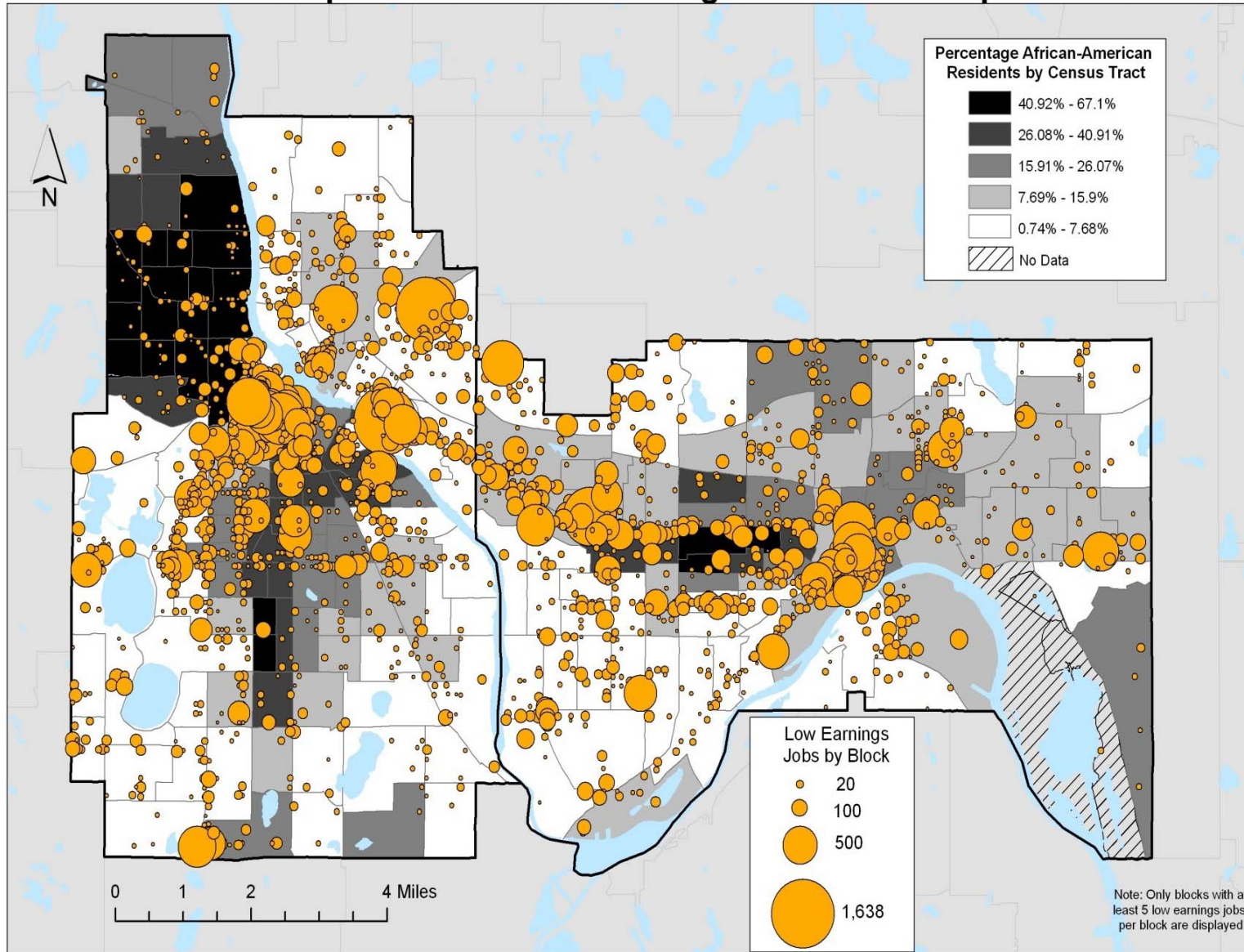


# Jobs Overview

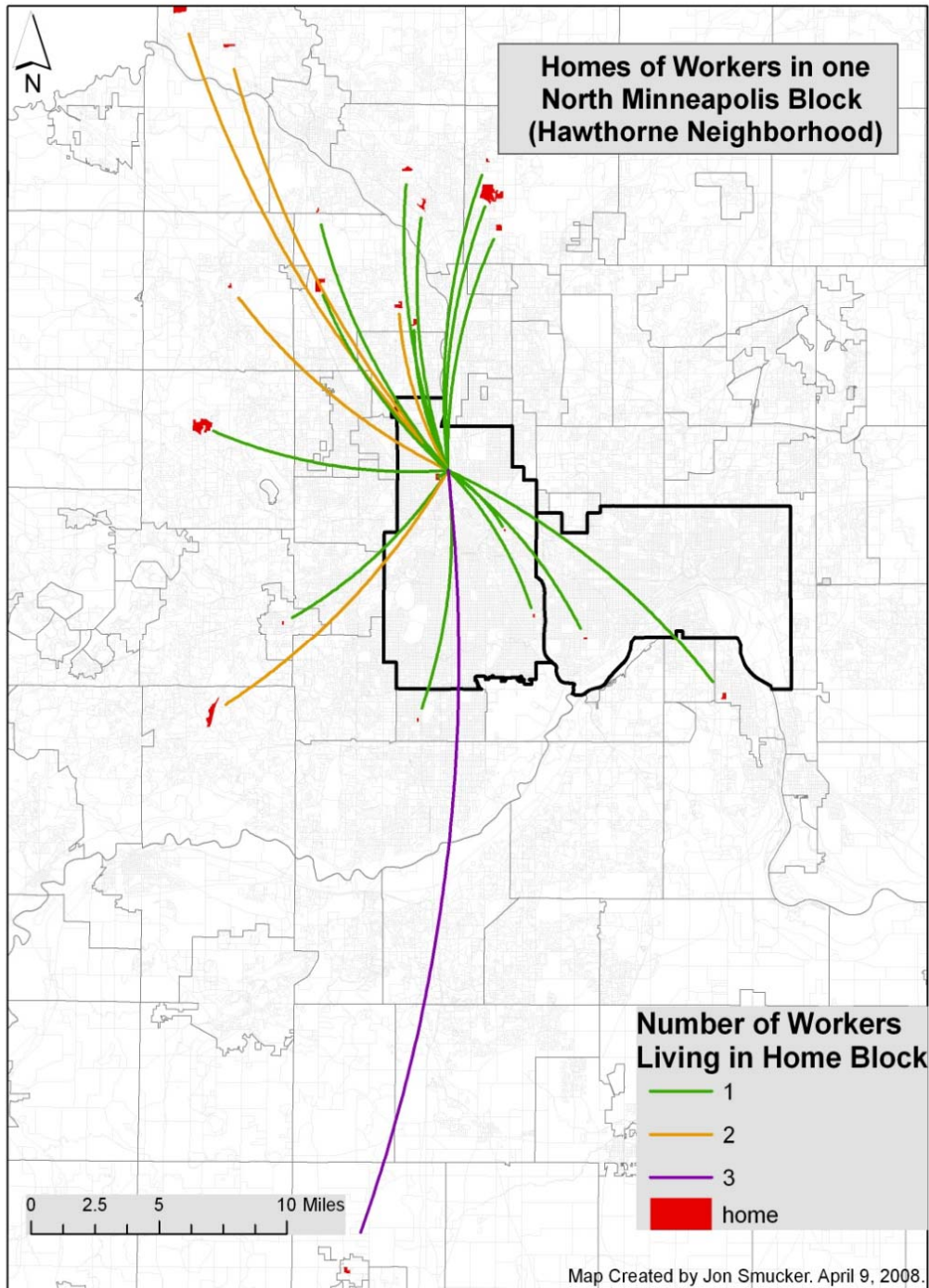
## Workplace Area Characteristics (WAC)

- Blue-collar, low-skill, and low-earnings: most important in understanding mismatch
  - Blue-collar: Mississippi River, Hiawatha Ave., North Minneapolis, University Ave.
  - Low-skill: Downtown Minneapolis, Downtown St. Paul, University Ave., Lake St.
  - Low-earnings: Warehouse District, North Minneapolis, Lake St., University Ave., I-35 W corridor

## African-American Population and Low Earnings Jobs in Minneapolis and St. Paul

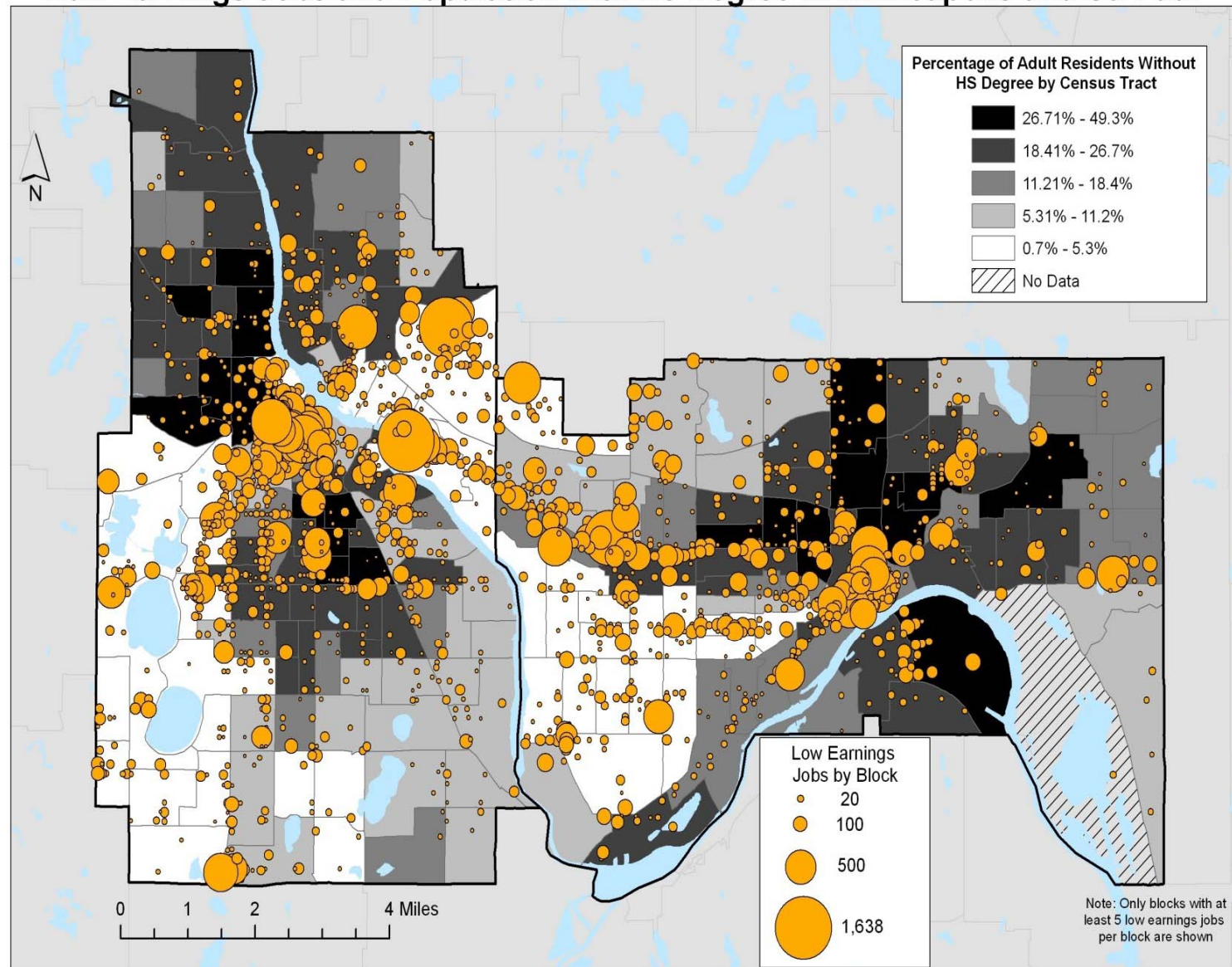


- Few low-earnings jobs in areas with high concentrations of Black or African-American population



- Most workers who work in areas of high concentrations of Black or African-American population do not live in these areas

## Low Earnings Jobs and Population with No Degree in Minneapolis and St. Paul



- The spatial mismatch for this group is not as great as for the Black or African-American population

# Comparison of Jobs to Affordable Housing

# Low-Earnings Jobs and Affordable Housing Density

- 7-County Area and Minneapolis-St.Paul Area; Census Tract level

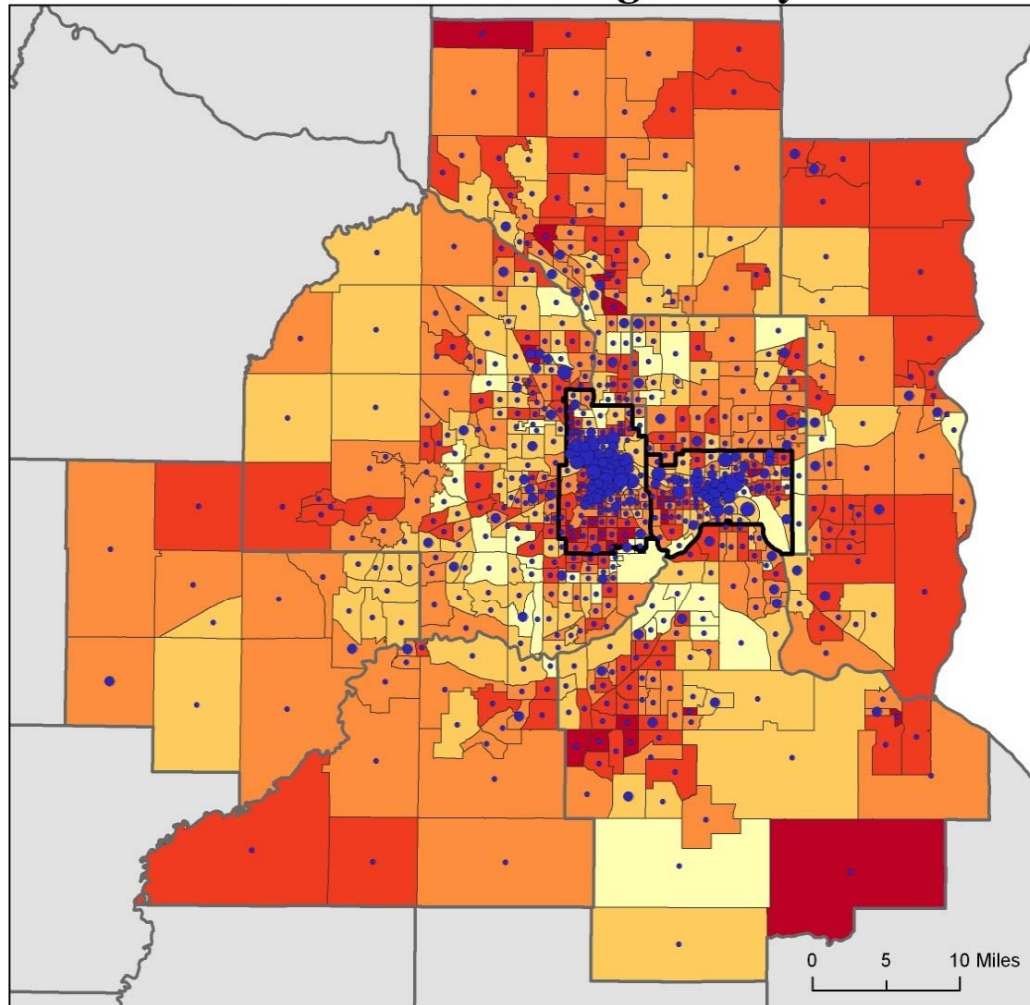
## Low-Earnings Jobs:

- Low-Earnings Jobs = Average Monthly Earnings between \$0-\$1,200
- Low-Earnings Jobs Density = # Low-Earnings Jobs / Total # Jobs
- Data from DEED

## Affordable Housing:

- Affordable Housing = Housing Costs are no more than 30% of Household Adjusted Gross Income
- Affordable Housing Density = # Affordable Housing Units / Total # Housing Units
- Data from 2006 HousingLink and the 2000 US Census\*

## Low-Earnings Jobs Density and Affordable Housing Density



Percent Affordable Housing Units by Census Tract    Percent Low-Earnings Jobs by Census Tract

● >100%

● 61% - 100%

● 26% - 60%

● 9% - 25%

● 0% - 8%

■ 51% - 85%

■ 36% - 50%

■ 26% - 35%

■ 16% - 25%

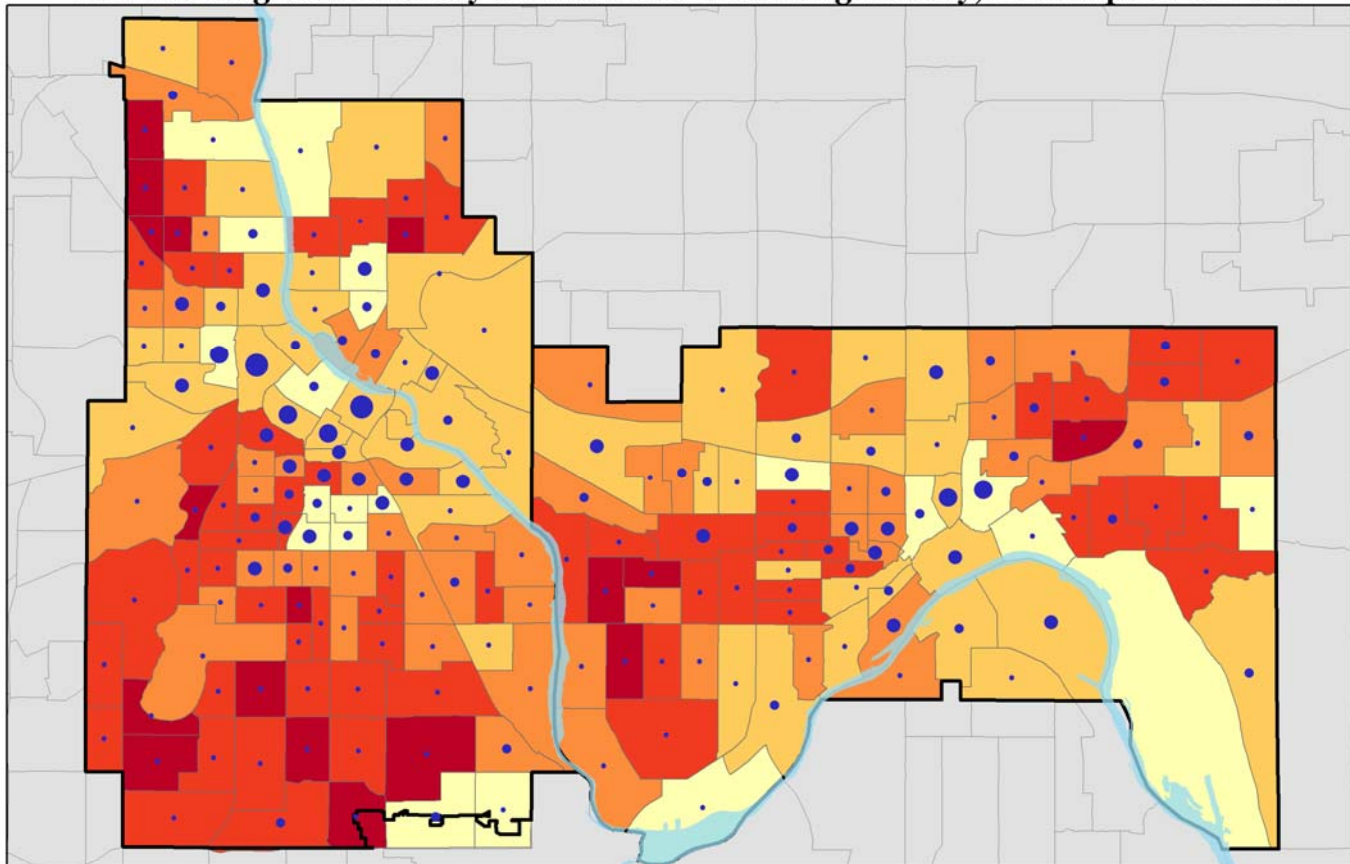
■ 2% - 15%

Notes: Density calculations do not fully capture the housing built between 2000-2006. Thus, some census tracts show affordable housing density greater than 100%, as construction of large affordable housing developments has occurred post-2000 in those areas. Low-Earnings Jobs are defined as those in which average monthly earnings are between \$0-\$1200.

April 17, 2008  
Cartographers: Adam Kent & Joe Parilla  
Sources: 2000 US Census; ESRI;  
HousingLink; Metropolitan Council;  
MN DEED - Worker Area Characteristics

- The highest proportions of affordable housing are located in Minneapolis and St. Paul
- There are high proportions of low-earnings jobs in suburban census tracts, however, no affordable housing

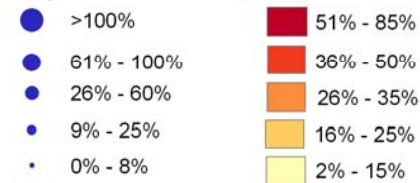
## Low-Earnings Jobs Density and Affordable Housing Density, Minneapolis-St. Paul



0 2 4 Miles

Notes: Total Housing Units are taken from the 2000 Census, while Affordable Housing Units are taken from 2006 HousingLink data. Density calculations do not fully capture the housing built between 2000-2006. Thus, some census tracts show affordable housing density greater than 100%, as construction of large affordable housing developments has occurred post-2000 in those areas.  
Low-Earnings Jobs are defined as those in which average monthly earnings are between \$0-\$1200.

Percent Affordable Housing Units by Census Tract      Percent Low-Earnings Jobs by Census Tract



April 22, 2008  
Cartographers: Adam Kent & Joe Paull  
Sources: 2000 US Census; ESRI, HousingLink,  
Metropolitan Council, MN DEED - Worker Area Characteristics

- Proportions rarely match up – either high proportion of low-earnings jobs and low proportion of affordable housing (Southern Minneapolis and Mac-Groveland/Highland areas) or high proportion of affordable housing and low proportion of low-earnings jobs (north of Downtown Minneapolis)

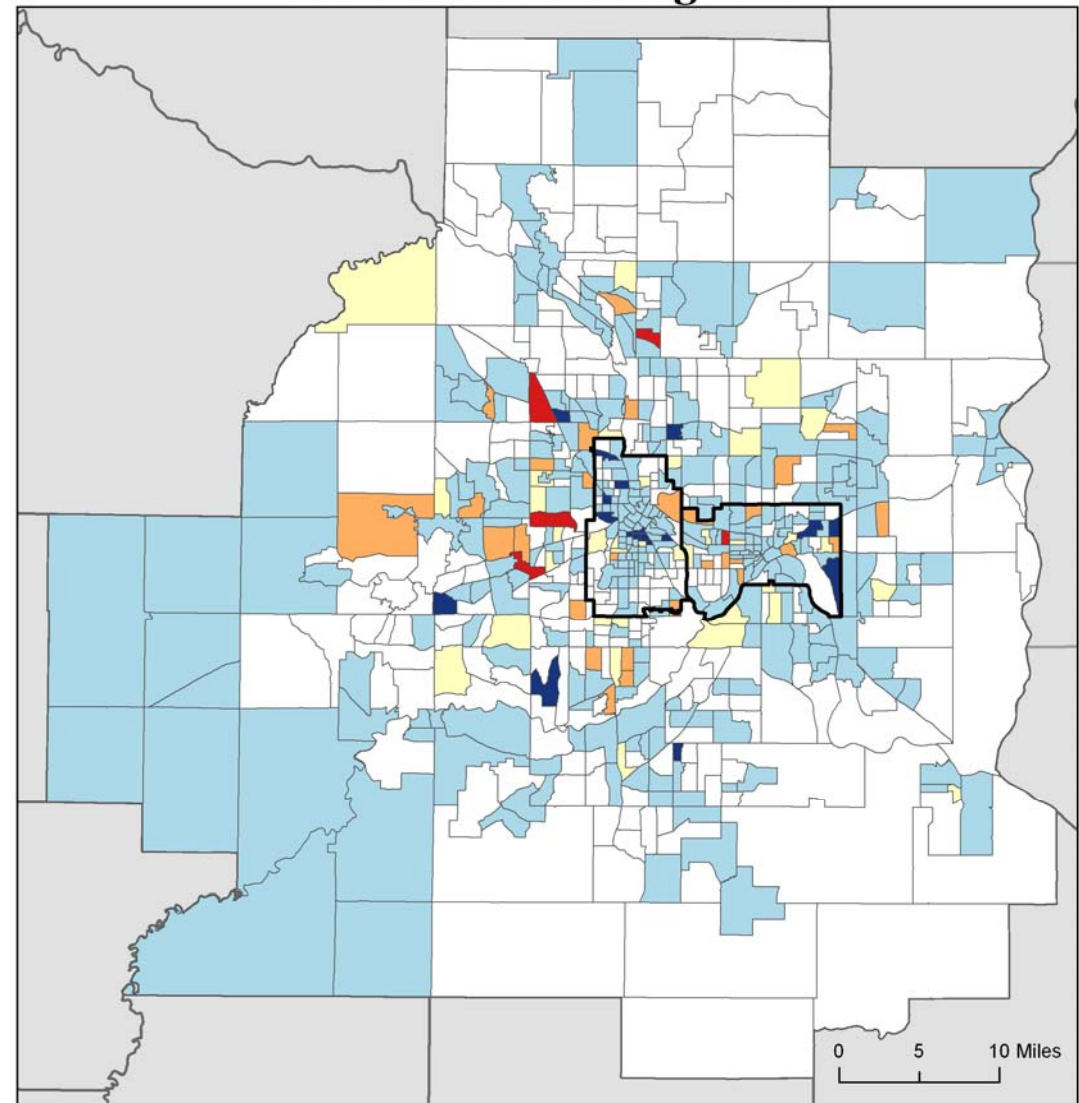


# Ratio of Low-Earnings Jobs to Affordable Housing Units

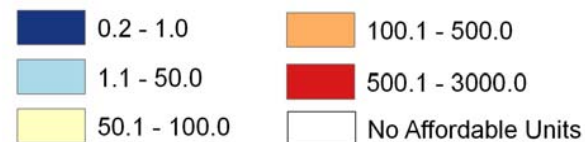
- 7-County Area and Minneapolis-St.Paul Area; Census Tract level
- Ratio = # of Low-Earnings Jobs / # of Affordable Housing Units
- Shows the numeric relationship between affordable housing and low-earnings jobs
  - Ratio = 1 represents a perfect match between low-earnings jobs and housing
  - Extremely high or low ratio represents a mismatch between low-earnings jobs and affordable housing

## Number of Low-Earnings Jobs per Affordable Housing Unit

- Highest spatial mismatch concentrated in central cities and fringe southern, northern, and western suburbs



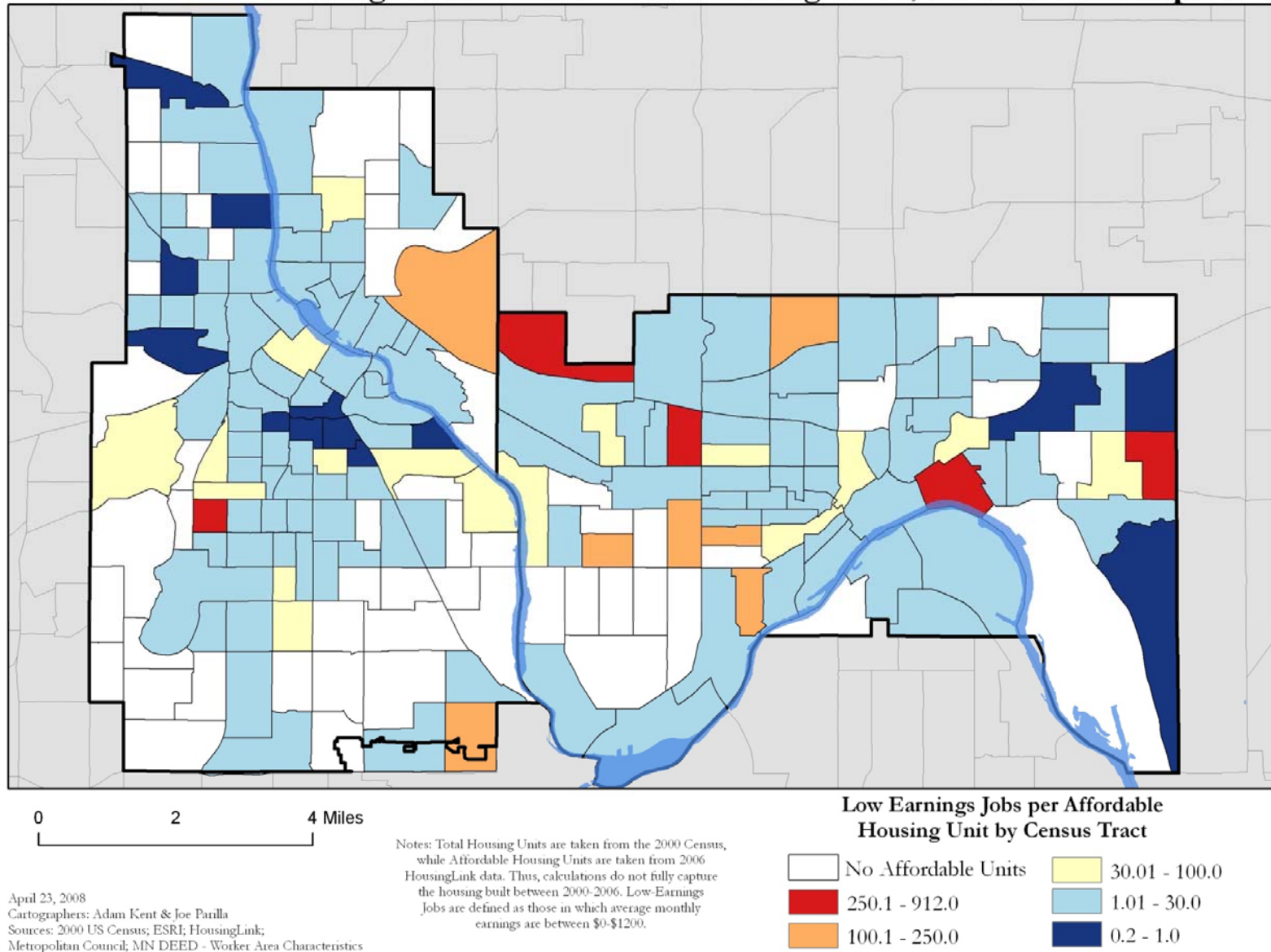
Ratio of Low-Earnings Jobs to Affordable Housing Units by Census Tract



Notes: Calculations do not fully capture the housing built between 2000-2006. Low-Earnings Jobs are defined as those in which average monthly earnings are between \$0-\$1200.

April 17, 2008  
Cartographers: Adam Kent & Joe Parilla  
Sources: 2000 US Census; ESRI; HousingLink;  
Metropolitan Council; MN DEED - Worker Area Characteristics

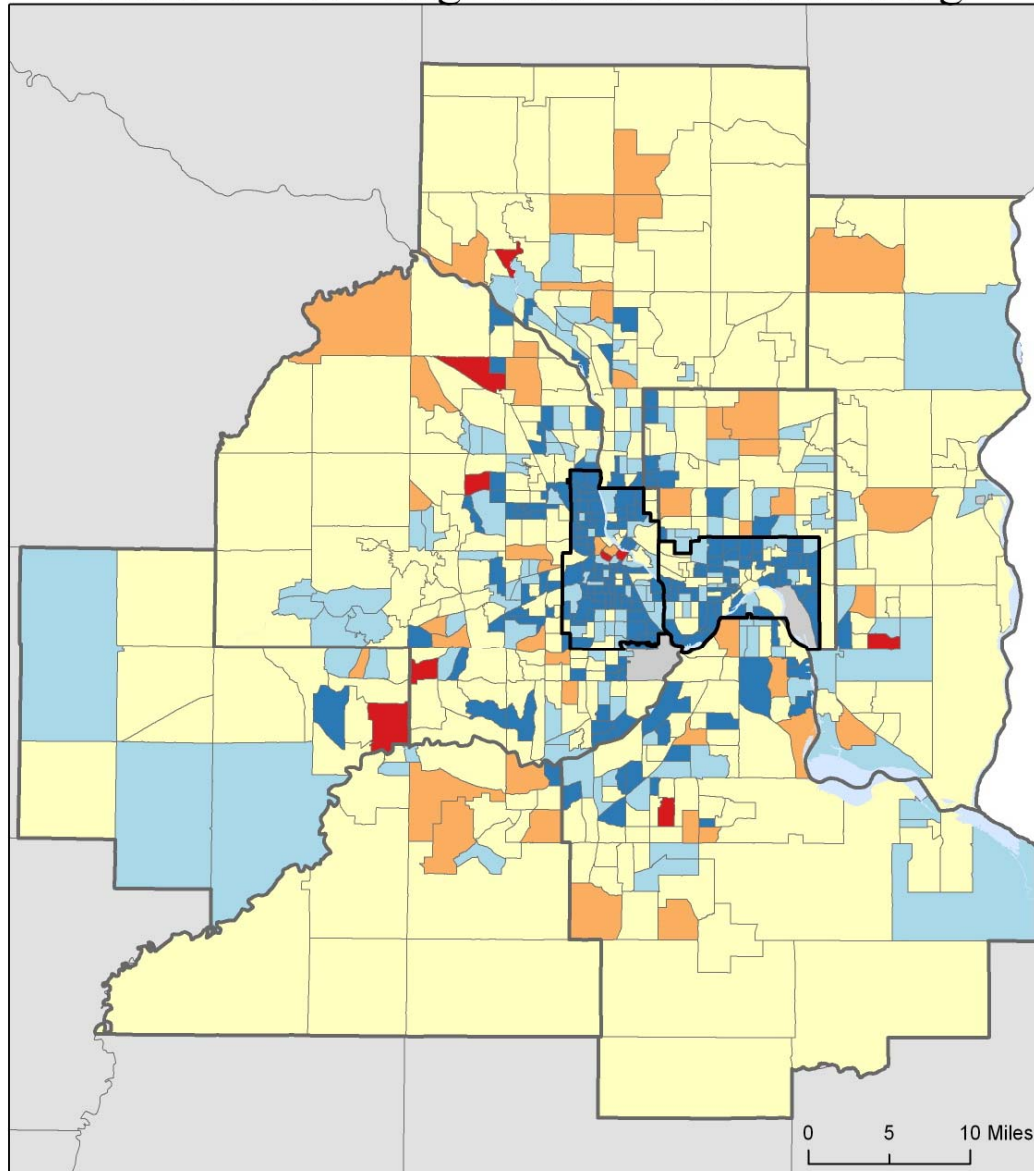
## Ratio of Low-Earnings Jobs to Affordable Housing Units, St. Paul-Minneapolis



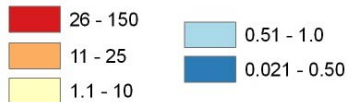
- Highest spatial mismatch located in poorest neighborhoods (North Minneapolis, East St. Paul) and wealthiest neighborhoods (Lakes District, Highland Park, Macalester-Groveland)

# Comparison of Jobs and Other Housing Characteristics

# Ratio of Low Wage Jobs to Rental Housing



## Number Low Wage Jobs / Number Rental Housing Units

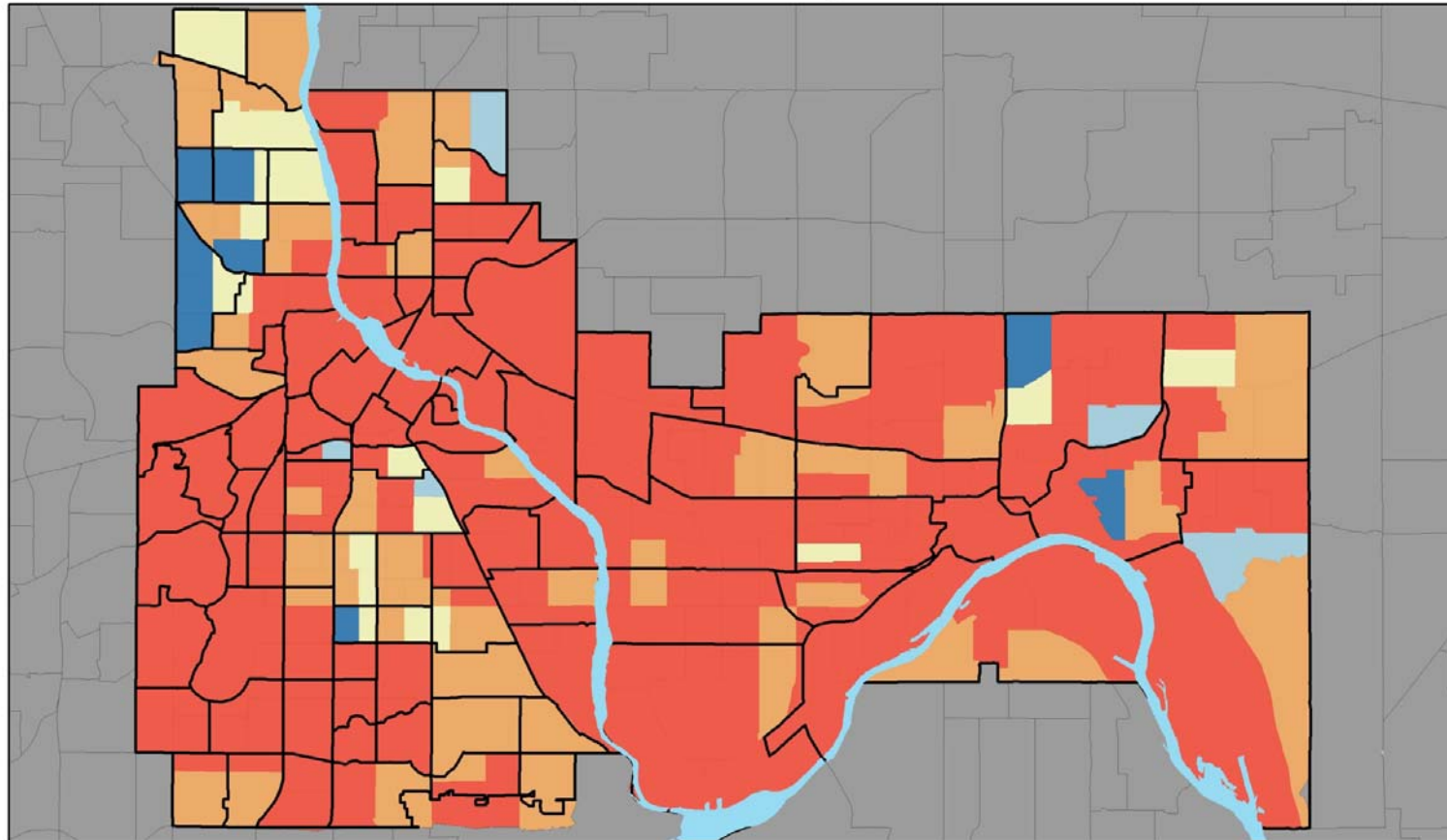


Low wage jobs are defined by the MN DEED as monthly earnings between \$0-1200. Renter occupied housing was taken from the Census 2000. This ratio displays the availability of low-wage jobs per rental housing unit. Ratios above 1 signify that there are more jobs than housing. Ratios below 1 signify that there is more rental housing than low-wage jobs.

Cartographer: Elyse Gordon  
4/6/08  
Source: MNDEED 2004, Census 2000

- Seven-county metro: more low-wage jobs than rental housing
- Minneapolis-St. Paul: more rental housing than low-wage jobs

## Ratio of Available Housing to Low Wage Jobs, St. Paul-Minneapolis



**Vacant Housing Units / Low Earnings Jobs  
by Neighborhood**

0.0 - 0.3  
0.31 - 0.70  
0.71 - 1.00

1.01 - 1.50  
1.51 - 12.00

Rivers  
Neighborhoods

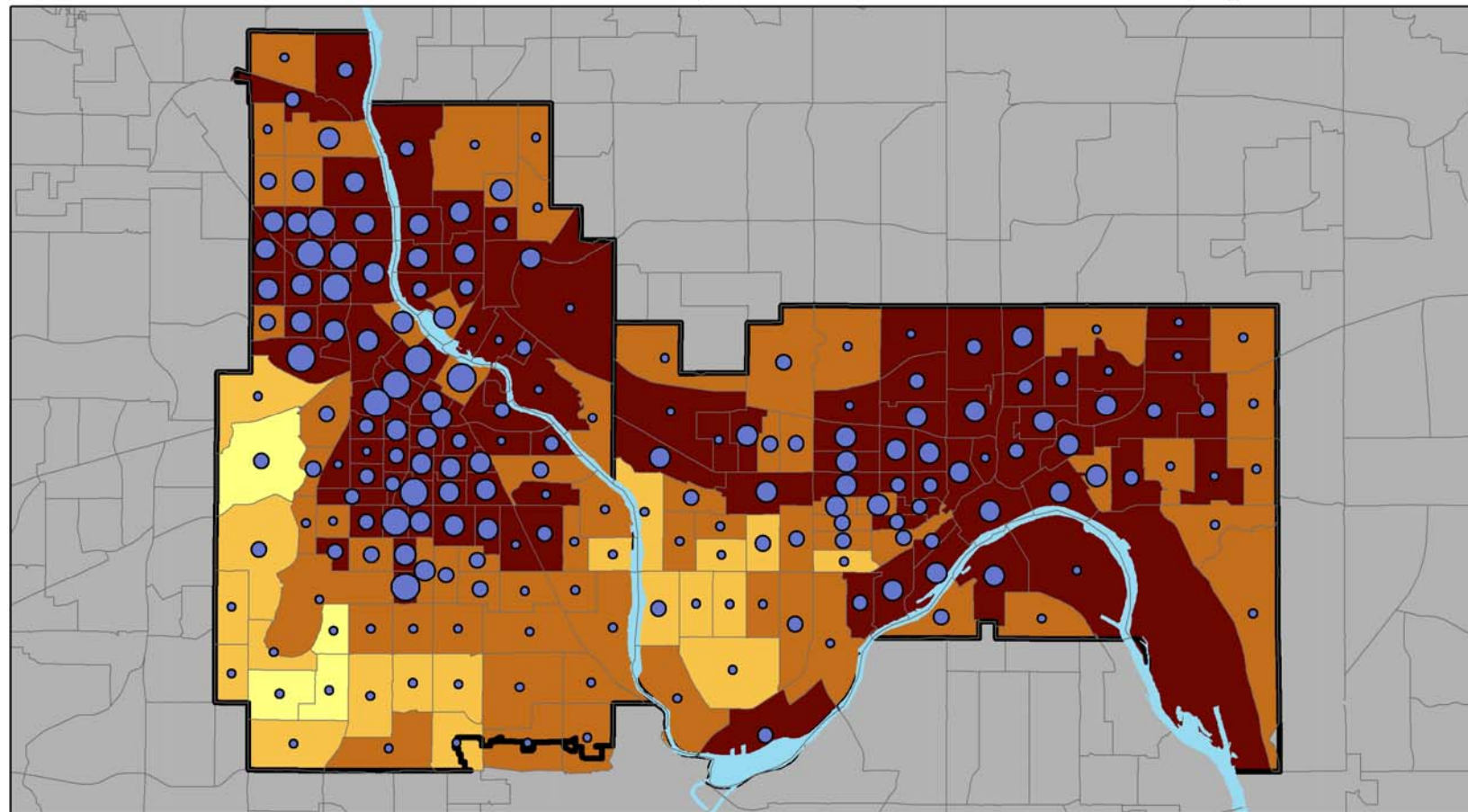
0 2 4 Miles

Cartographer: Elyse Gordon  
April 6th, 2008  
Sources: US Census 2000, MN DEED, MetCouncil

Low wage jobs are defined by the MN DEED as monthly earnings between \$0-1200. Renter occupied housing was taken from the Census 2000. This ratio is constructed from the number of vacant housing units available for every low wage job i.e. is there housing where there are jobs?

- Almost all of the 7-county metro is in dark red, including within Minneapolis and St. Paul, meaning that there are more low-earnings jobs than available vacant housing units

# Median Income and Vacancy Rate, St. Paul - Minneapolis



## Vacant Housing Units / Total Housing Units

- 7.56% - 25.13%
- 4.32% - 7.55%
- 2.5% - 4.31%
- 0.16% - 2.49%

## Median Income, by Census Tract

- \$0 - \$38,879
- \$38,880 - \$57,955
- \$57,956 - \$78,655
- \$78,656 - \$142,796

St. Paul - Minneapolis

Rivers

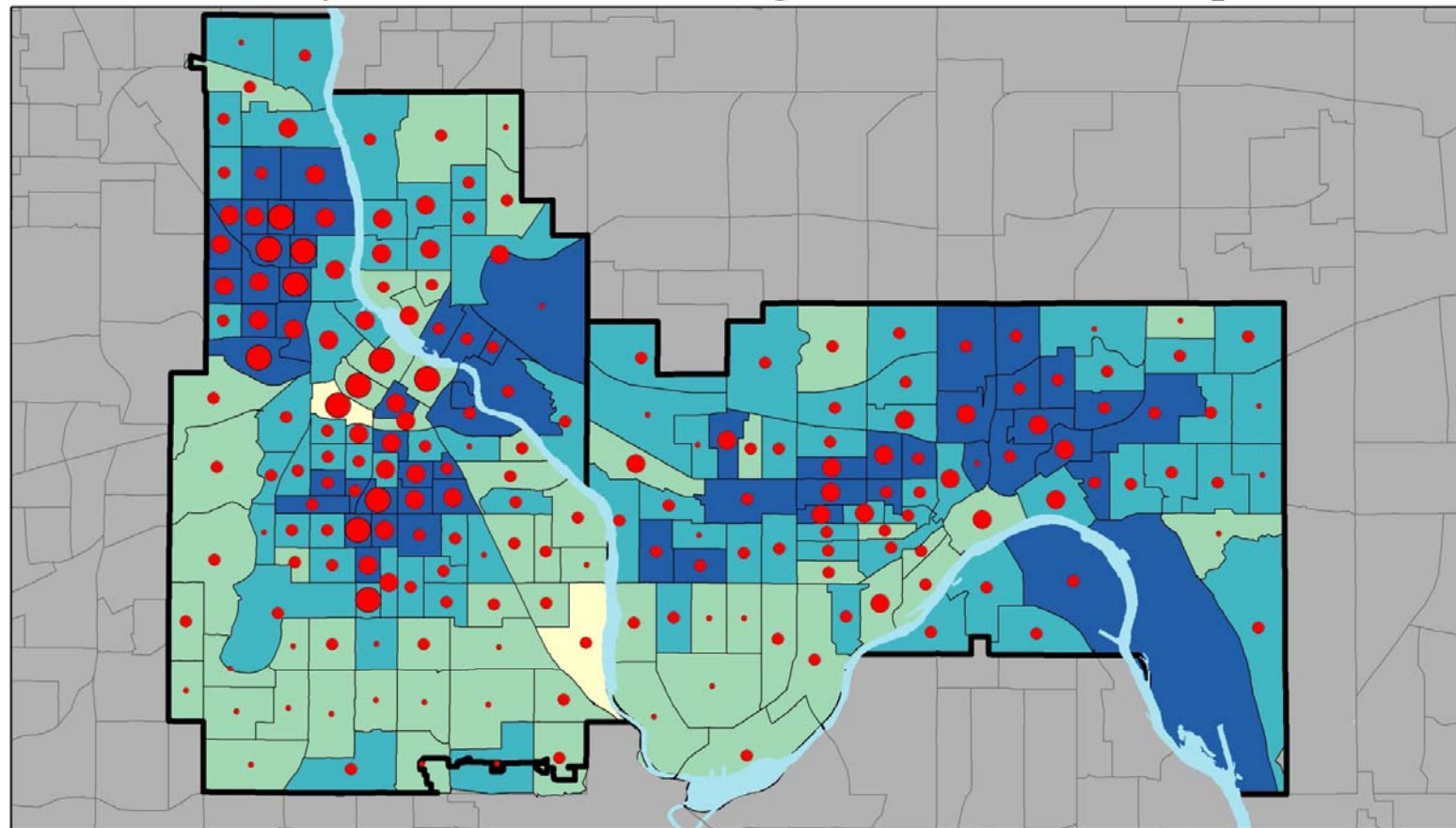
0 2 4 Miles

Cartographer: Elyse Gordon March 9th, 2008  
Source: US Census, 2000 and Metropolitan Council

Median Income data from 2000 Census. Income divisions are taken from the 7-county metro area, so only one census tract represents the highest income bracket. Vacancy rate is vacant housing units per total housing units, from 2000 Census tract data.

- High spatial relationship between high vacancy rates and low median income

## Vacancy Rate and Median Age, St. Paul - Minneapolis



### Vacant Housing Units / Total Housing Units

- 7.82% - 26.45%
- 4.96% - 7.81%
- 1.81% - 4.95%
- 0.16% - 1.80%

### Median Age by Census Tract

- 0.0 - 27.9
- 28.0 - 34.7
- 34.8 - 41.2
- 41.3 - 70.2

- ▭ St. Paul - Minneapolis
- ▭ Rivers

0 2 4 Miles

Cartographer: Elyse Gordon  
March 9th, 2008  
Source: US Census 2000,  
Metropolitan Council

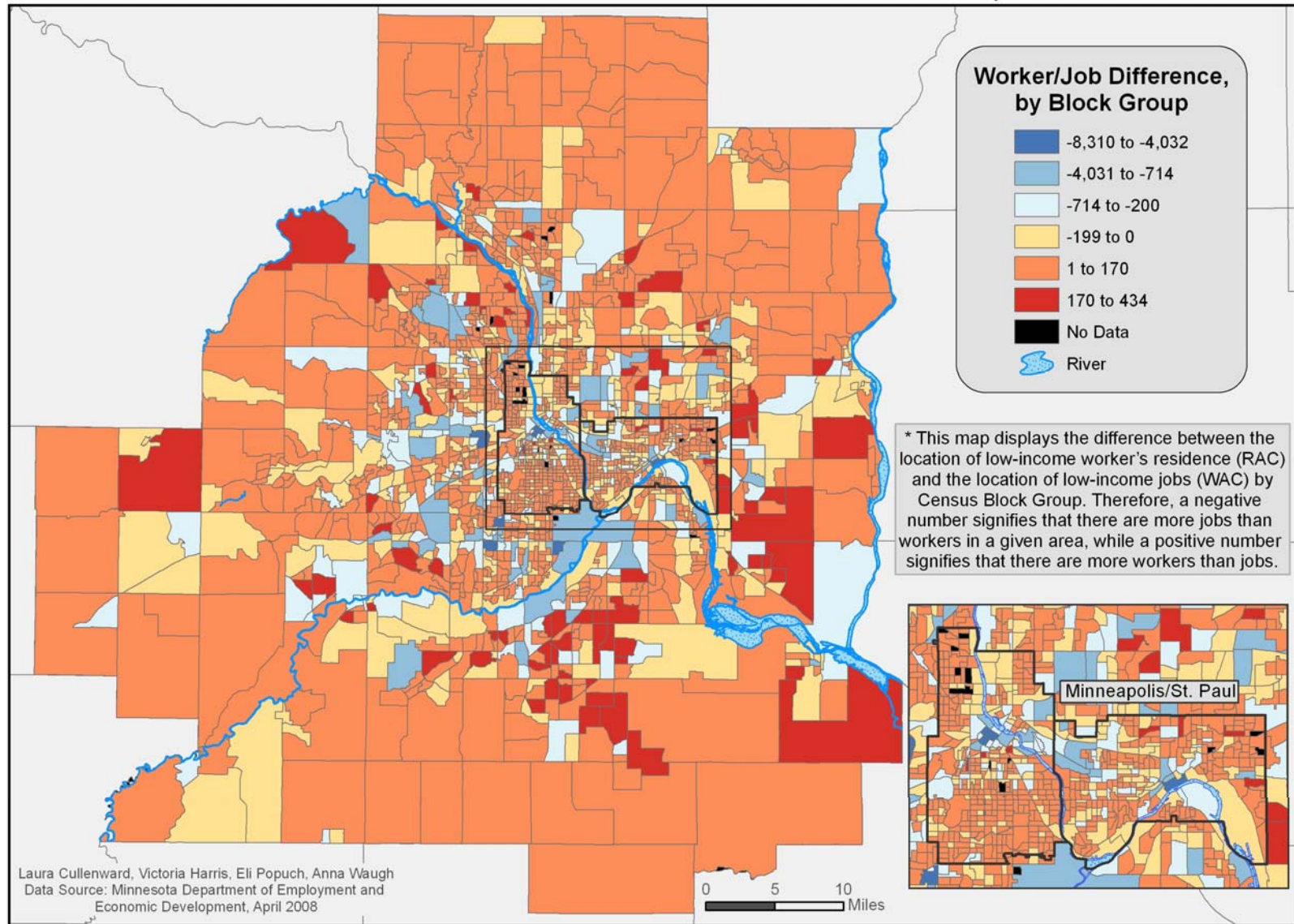
Vacancy Rate was calculated as the percentage of total housing units that were unoccupied as of 2000. In St. Paul and Minneapolis, the highest vacancy rate is 26.4%.

- Lower degree of spatial relationship between vacancy rate and median age of the population, but low age is clustered within low-income neighborhoods



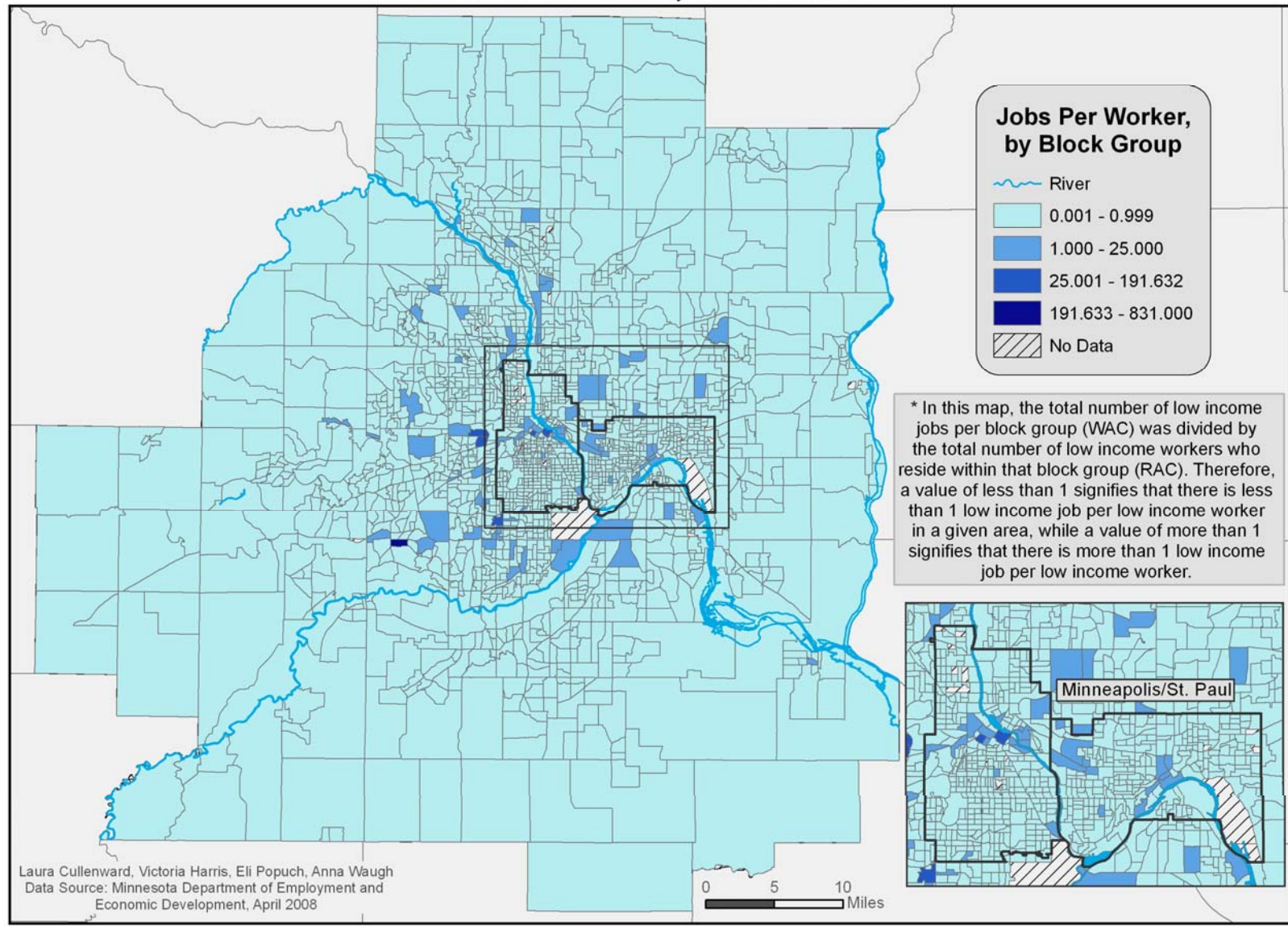
# Comparison of Jobs to Workers

## Difference in Worker Residence and Job Location, Low Income \*



- Areas of more low-income workers than low-income jobs cover a greater share of the metro area than areas of more low-income jobs than low-income workers

## Jobs Per Worker, Low Income \*



- Areas of darker blue represent areas of more than one low-income job per low-income worker, or low-income employment destinations (e.g. downtowns, Midway, MOA, first- and second-ring suburbs)